



City of La Junta
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La Junta, Colorado 81050
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www.ci.la-junta.co.us

April 30, 2018

The Honorable Senator Leroy M. Garcia, Jr. and The Honorable Senator Jack Tate
Colorado State Capitol
200 E Colfax
Denver, CO 80203

RE: HB 1190, Colorado Job Creation and Main Street Revitalization Act

Dear Senators Tate and Garcia:

We in La Junta cannot adequately express our appreciation of your leadership in sponsoring HB 1190 Colorado Job Creation and Main Street Revitalization Act.

As is the fact in most small, rural municipalities, we have an abundance of beautiful and underdeveloped commercial buildings. We are doing our best to establish the infrastructure to rehabilitate our downtown by becoming a Colorado Main Street, achieving Opportunity Zone status, participating in a Downtown Colorado, Inc. Challenge Studio, and being recognized by the National Park Service as a Certified Local Government. However, the activation of HB 1190 will ignite commercial historic preservation reuse of a multitude of buildings that are vacant. Our community needs to spark new businesses in historic buildings in order to save our downtown: HB 1190 is one very important piece of the puzzle.

We appreciate your perseverance and commitment to rural Colorado. Thank you for all you do.

Sincerely,

A handwritten signature in black ink, appearing to read "Cynthia D. Nieb". The signature is written in a cursive, flowing style.

Cynthia D. Nieb, Director

City of La Junta, Economic Development & Urban Renewal



CITY OF TRINIDAD

135 N. Animas | P.O. Box 880 | Trinidad, CO 81082
Phone: (719) 846-9843 Fax: (719) 846-4140 | www.trinidad.co.gov

April 26, 2018

The Honorable Senator Neville
Chair, Senate Finance Committee
Colorado General Assembly
Colorado State Capitol
200 East Colfax Avenue
Denver, Colorado 80203

Dear Senator Neville and Committee Members,

The City of Trinidad requests your support of HB 18-1190, Concerning Modifications to the Colorado Job Creation and Main Street Revitalization Act. This bill extends the Historic Preservation Tax Credit bill that was authorized in HB 14-1311. It has resulted in stimulating economic growth throughout Colorado, in rural towns such as Trinidad.

The passage of HB 14-1311 has had a positive impact on the economic growth in Trinidad by revitalizing the downtown area, attracted outside investment potential, opened new businesses and increased greater citizen participation and interest in preserving Trinidad's history and culture.

In 2016 and 2017, three projects in Trinidad were issued tax credits that have resulted in a \$4 million economic impact. These projects involved the rehabilitation of a vacant, historic bank building that will house an urgent care center; the Marty Feeds Building that was rehabilitated to house an on-line school; and the Opera House. Trinidad anticipates two additional projects will be approved in 2018 and 2019 that will qualify for the tax credit. These projects have a potential impact of \$15 million and would involve the rehabilitation of five turn of the century historic buildings.

I urge the Committee to support this bill and am pleased to respond to any questions.

Sincerely,

A handwritten signature in black ink that reads "Phil Rico". The signature is written in a cursive style with a large initial "P" and "R".

Phil Rico
Mayor of Trinidad, Colorado

cc: Senator Tate
Senator Garcia
Greg Sund, City Manager
City Council Members
Debbie Wagner



300 W Main St, New Castle, Colorado 80547
970.564.8252
nccodental@gmail.com

April 30, 2018

Colorado State Capitol
200 E. Colfax Ave
Denver, CO 80203

Dear Colorado State Senators,

My name is Dr. Lauren Roper and I am writing in support of Colorado House Bill 18-1190 to reauthorize CRS 39-22-514.5, which I recently utilized to revitalize Odd Fellow's Hall at 500 West Main Street in New Castle, Colorado. The building is now home to my dental practice, the *only* dental office in New Castle.

Odd Fellow's Hall is a two-story brick building built in the 1890's, landmarked by the Town of New Castle as a historic building. Characteristic of Nineteenth Century Commercial Style - once a home to the Odd Fellow's Fraternal Lodge. The lower level of the building has served many businesses in its years including a saloon, meat market, and mercantile store. From 1898 - 1987, the upper floor was the meeting hall for the Grand River Lodge of the Independent Order of Odd Fellows (IOOF).

In 1987, the IOOF turned in their charter and the building was sold to James Stevens, who transformed the second floor into an apartment in 1989. In more recent years, the building housed a hair salon on the first level.

In July 2016, my husband and I purchased the building and completed construction and I opened New Castle Dental in May 2017. The entire lower level of the building has been repurposed as my dental office and the upper level remains a residence, where my husband and I live. Overall, the building was in relatively good condition despite not having any major renovations in the past 100 years. The dental office was the main focus of this phase of our project and the second floor was minimally impacted due to budget constraints.

The exterior needed some brick stabilization and repair due to damage caused by time and water. All existing windows and doors on the lower level were replaced with energy efficient options. We also performed a complete interior office finish-out for the dental office space.

Prior to our office opening, residents from the Town of New Castle had the choice of driving to either Glenwood Springs or Rifle for dental care, each roughly 10-15 miles away. People from the unincorporated rural areas north or south of town would have even further to drive. We have seen a huge response from the town in terms of people looking for something closer to home. We also enjoy when patients come in and explain they used to get their haircut here or their grandfather was a member of the Odd Fellow's.

In addition, I have heard much gratitude expressed to us for the beauty that we've created with the old building that was once an eyesore. New Castle was once a rapidly growing town prior to the recession and it is now showing great vibrancy and development again.

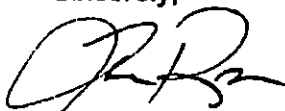
This tax credit program is important because we were initially intimidated by the magnitude of the project. Updating an old building can be expensive. The tax credit solidified our confidence to move forward and because of it, we were able

to rehabilitate a 120 year old historic building on Main Street in a blossoming Colorado town. As a result, we created ten jobs and local residents are able to walk to their dental appointments and elevate their oral systemic wellness from their home. Furthermore, the town is revitalized in economic health and self-reliance with a progressive growth for new business.

There are several other historic landmarked buildings on Main Street in New Castle that have yet to be updated that could potentially benefit from this program. My next step is to rehab the second story of our building with necessary energy efficiencies and updates and we will be submitting for the the tax credit again. Please consider supporting HB18-1190 to reauthorize CRS 39-22-514.5 to aid in the continued revitalization of Main Street!

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'LR', written in a cursive style.

Lauren Roper, DDS

May 1, 2018

Colorado State Senators
Colorado State Capitol
200 E Colfax
Denver, CO 80203

RE: HB 1190: The Job Creation and Main Street Revitalization Act

Dears Members of the Colorado State Senate:

The Odd Fellows Hall, New Castle Dental Office renovation has made a very positive difference in our small community. It has become a focal point of our downtown rehabilitation. An improve store front and the addition of 4 employees to our small town is remarkable. The building was previously used as a one-person barber shop for many years. We do have several other buildings in our downtown area from the same late 1800's era. The Job Creation and Main Street Revitalization Act could be a benefit for our community.

Thank You,

Art Riddile
Mayor, Town of New Castle

Thank you, Chair Neville and Senators of the Senate Finance Committee. My name is Cindy McLoud and this is my fourth year as Kiowa County Commissioner, Distr. 2. I started my public service on the board of the Crow Luther Cultural Events Center in Eads over 10 years ago and have written numerous grants, countless grant reports, and have put in many hours cleaning and painting alongside others in our efforts to renovate Historic Downtown Eads, Colorado.

So far, the renovation of the our historical district has resulted in badly needed space for the

1. county's department of human services,
2. a daycare and preschool,
3. a community theater for movies and live performances and
4. ice cream shop.

These spaces meet significant needs in our community, created jobs in construction and renovation, and produce much needed economic activity and tax revenue. Future goals include adding a multipurpose area with commercial kitchen and an ADA-compliant senior citizens center.

All these are being worked on in cooperation with the Town of Eads and Kiowa County. New businesses are coming in to town, knowing that with the renovation of our historic center, there will be a certain quality of life that their employees can count on. We are desperate to complete our historic renovation project and not let down our long time as well as new and potential residents and tourists.

Small towns in rural Colorado are home to a rich history of diverse backgrounds and enterprises, and these buildings are the monuments to this past. Tear them down, and there is nothing left to remind us of what came before. Worse yet, many buildings that are demolished are never replaced and speak volumes to an area's decline with the gaping holes that are left in our historic commercial districts.

Grants tend to be for government and nonprofit entities. There is a gap of funding available to for-profit ventures. Commercial capital ventures suffer from the same plight in rural Colorado as do residential properties. The pile of construction material is more valuable as a pile of construction material than it is when it is built to make a useable building. Loans are not available for projects that are assessed lower when built than the cost to get the work done.

Henceforth, the importance of continuation of the Colorado Job Creation and Main Street Revitalization Act with the modification to provide rural projects an extra boost. This gives historic renovation projects funding to fill the gap between the cost of renovating historic commercial buildings and the value they will be assessed when completed.